

# COBB COUNTY FIRE MARSHAL'S OFFICE

## SITE PLAN REVIEW CHECKLIST - COMMERCIAL PROJECT

Building Name \_\_\_\_\_

Date \_\_\_\_\_

Location: (Street Name) \_\_\_\_\_

Reviewer \_\_\_\_\_

Closest Cross Street \_\_\_\_\_

L.L. \_\_\_\_\_ District \_\_\_\_\_

Project ID # \_\_\_\_\_

	OK	INAD	
1			Provide building name on plans.
2			Provide site location map.
3			Provide 24-hour emergency phone number (offset in bold print on all sheets).
4			Provide results of flow test on plans*
5			Show Post Indicator Valve* PIV does not shut off hydrant <b>(NOTE ON PLAN)</b>
6			Show (FDC) Fire Department Connection/Check Valves with Control Valves FDC does not supply hydrant. Standpipe FDC- hydrant maximum 100'
7			Show clear, flat (10 foot minimum) access to all parts of building for ground ladder access.
8			Fire Hydrant locations* <b>Minimum 8 inch line</b>
9			Transformer Pad locations* <b>(NOTE ON PLAN)</b>
10			Fire Apparatus access to buildings*
11			Submit an 8 ½ X 11 of site and utility plans. Show gas, water, and electric cut offs. Show PIV and FDC locations. (If not submitted to Community Development must provide copy of plans in .pdf format)
12			Show designated fire lanes to meet Cobb County requirements* Clearly marked on plans <b>(NOTE ON PLAN)</b>
13			Tanks* & Generators <b>(NOTE ON PLAN)</b>
14			Provide access for Fire and Police Department through Cobb County.*
15			Gates across entrances and fire department access roads.* <b>(NOTE ON PLAN)</b>
16			No comments

\*Indicates additional information on back

4. Minimum required flow is **1500 GPM at 20 PSI**. Test date must be within last 6 months. Flow test shall be performed, furnished and certified by a registered Engineer. Cobb County Development Standards & Specifications 410.05.02 Include map showing hydrants tested.
5. If building is sprinklered show post indicator valve in water line operating fire sprinkler water only. PIV must be at least 40 feet from building. **PIV does not shut off hydrant. Note: Conduit shall be installed for future requirement of supervised system.**
6. Show Fire Department Connection facing main street. (preferably at street) **FDC does not supply hydrant.** Check Valve installed to stop flow of water through FDC back to water supply NFPA 24-6.2.3 2002 Edition and a Control Valve shall be installed on each side of Check Valve NFPA 24-6.2.5 2002 Edition FDC(s) supplying a standpipe system shall be within 100 feet of hydrant NFPA 14-6.3.5.4 2003 Edition
8. Show fire hydrants with the minimum arrangement being so as to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrant must be at least 40 feet from building (steamer connection facing street) NFPA 24-7.2.3. Fire hydrants shall be spaced not more than 1,000 feet apart. No hydrants connected to the water lines on the positive side (discharge side) of a fire pump will be allowed. **Minimum 8" supply lines to all hydrants.**
9. Show transformer pads no less than 14 feet from any door, 10 feet from any building, overhangs, canopies, exterior walls, balcony, exterior stairs, walkway or wall openings. (State Modifications NFPA 101 7.1.11 2000 Edition) Distance from building may be reduced to 3 feet if exterior is non-combustible wall with no openings or overhang. (AHJ)
10. Fire apparatus access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor IFC 503.1 2006 Edition. **All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.** Dead-end access roads in excess of 150 feet shall be provided with a turn-around IFC 503.2.5 2006 Edition. Cul-de-sac with an island: minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24 feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet). **Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus access roads shall be a minimum width of 26 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access.**
12. **NOTE:** Show designated fire lanes to meet the following requirements: Both sides of signs shall read "No Parking, Fire Lane"; letters shall not be less than 2 inches in height; one sign shall be posted at the beginning of the fire lane and one at the end of fire lane with signs **not more than 100 feet apart**; signs shall not be more than 4 feet from edge of curb and shall be visible from both directions of driving surface; height of sign face as measured from bottom of sign shall be a minimum of 4 feet and a maximum of 7 feet from ground level. **Decorative signage may be used with Fire Marshal's approval.** For lanes **20 to 28 feet marking and signs will be required both sides. Lanes 29 to 37 feet signs and markings will be required on one side, and lanes in excess of 37 feet no signs or markings required. Curbing or lineage delineating fire lane shall be painted red. The top and face of curb shall be painted.** Cobb County Code 118-201. **The Life Safety Inspector will make final determination of Fire Lanes before Final Inspection is made.** Above requirement (all of #12) must be printed on site plan.
13. **NOTE:** Site plan approval does not include tanks. Tank location and type shall be submitted separately.
14. An intergovernmental agreement would be required prior to permitting.
15. **NOTE:** Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.